

**A. REPORT TO THE HEARING EXAMINER**

**HEARING DATE:** September 27, 2016

**Project Name:** The Pines Preliminary Plat

**Owner:** Beverly Stinde, 850 Monroe Ave NE, Renton, WA 98056

**Applicant/Contact:** Jamie Waltier, Harbour Homes, LLC., 400 N. 34<sup>th</sup> St., Ste. 300, Seattle, WA 98117

**File Number:** LUA16-000413,ECF,PP,MOD

**Project Manager:** Matthew Herrera, Senior Planner

**Project Summary:** Proposed subdivision of two (2) existing single-family lots into 14 single-family residential lots and three (3) tracts. The project site is located within a Residential-8 (R-8) zoning designation. Proposed lots range in size from 5,001 square feet to 5,201 square feet that result in an overall net density of 7.65 dwelling units per acre. The proposed lots will be accessed from a new public residential access street off Monroe Ave NE. Two existing single-family homes and their associated improvements will be removed to accommodate the proposed subdivision.

**Project Location:** 850 & 870 Monroe Ave NE, Renton, WA 98056

**Site Area:** 2.45 acres

**Staff Recommendation:** Staff recommends that the Hearing Examiner approve The Pines Preliminary Plat subject to conditions recommended on page 19 of this report.



Project Location Map

**B. EXHIBITS:**

Exhibits 1-18:	Environmental Review Committee Report and Exhibits
Exhibit 19	Hearing Examiner Staff Recommendation (dated September 20, 2016)
Exhibit 20	Renton School District Capacity
Exhibit 21	Environmental Determination of Nonsignificance
Exhibit 22	Tree Retention Worksheet
Exhibit 23	Renton Fire Authority Hammerhead Approval/Sprinkler Requirement
Exhibit 24	Neighborhood Meeting Notes and Mailing
Exhibit 25	Concurrency Test
Exhibit 26	Affidavit of Posting and Mailing

**C. GENERAL INFORMATION:**

1. **Owner(s) of Record:** Beverly Stinde, 850 Monroe Ave NE, Renton, WA 98056
2. **Zoning Classification:** Residential-8 (R-8)
3. **Comprehensive Plan Land Use Designation:** Residential Medium Density
4. **Existing Site Use:** Single-family Residential
5. **Critical Areas:** None
6. **Neighborhood Characteristics:**
  - a. **North:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
  - b. **East:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
  - c. **South:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
  - d. **West:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
6. **Site Area:** 107,157 sq.ft. (2.45 acres)

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Smith Annexation	N/A	1475	03/25/1954

**E. PUBLIC SERVICES:**

1. **Existing Utilities**
  - a. Water: Water service is provided by the City of Renton. There is an existing 10-inch water main in Monroe Ave NE.

- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 12-inch gravity sewer main in Monroe Ave NE.
  - c. Surface/Storm Water: The existing properties do not contain stormwater facilities. There is an existing 24-inch stormwater main in Monroe Ave NE.
2. **Streets**: The proposed development abuts Monroe Ave NE along the west property line. Monroe Ave NE is classified as a Minor Arterial Road. Existing right-of-way (ROW) width is approximately 60-feet.
  3. **Fire Protection**: Renton Fire Authority (RFA)

#### **F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

1. **Chapter 2 Land Use Districts**
  - a. Section 4-2-020: Purpose and Intent of Zoning Districts
  - b. Section 4-2-070: Zoning Use Table– Uses Allowed in Zoning Designations
  - c. Section 4-2-110A: Residential Development Standards for Residential Zoning Designations
  - d. Section 4-2-115: Residential Design and Open Space Standards
2. **Chapter 4 City-Wide Property Development Standards**
3. **Chapter 6 Streets and Utility Standards**
4. **Chapter 7 Subdivision Regulations**
  - a. Section 4-7-080: Detailed Procedures for Subdivision
  - b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
  - c. Section 4-7-150: Streets – General Requirements and Minimum Standards
  - d. Section 4-7-160: Residential Blocks – General Requirements and Minimum Standards
  - e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards
5. **Chapter 11 Definitions**

#### **G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

#### **H. FINDINGS OF FACT (FOF):**

1. The applicant is requesting a Preliminary Plat for the construction of 14 new single family lots and four (4) tracts that will provide tree retention/protection, shared driveway access, landscaping, and stormwater flow control/treatment.
2. The 2.45-acre project site is located at 850 and 870 Monroe Ave NE and identified by the King County Assessor's Office as 092305-9116 and -9117.
3. The project site contains two (2) single family residences with several outbuildings and landscaping.
4. The Planning Division of the City of Renton accepted the above master application for review on June 7, 2016 and determined the application complete on June 15, 2016. The project was placed on hold on June 15, 2016 and taken off hold on August 1, 2016. The project complies with the 120-day review period.
5. The proposed development would result in a net density of 7.65 dwelling units per acre.
6. Access to the site would be provided via a new public residential street (Road A) off Monroe Ave NE.

7. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation.
8. The site is located within the Residential-8 (R-8) zoning classification.
9. There are approximately 57 trees located on site of which the applicant is proposing to retain a total of 9 trees.
10. The site is mapped with a moderate landslide hazard area in the central and western portion of the subject property. Existing site topography is relatively flat with 10-feet of relief over approximately 500-feet and geotechnical analysis prepared by the applicant (Exhibit 8) indicated no potential hazard on or near the subject property.
11. Approximately 1,226 cubic yards of material would be cut on site and approximately 2,207 cubic yards of fill is proposed to be brought into the site.
12. The applicant is proposing to begin construction in July 2017 and end in February 2018.
13. Staff received no public or agency comment letters.
14. The Renton School District has indicated that the district has the capacity to provide services to the proposed development (Exhibit 20).
15. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on August 29, 2016 the Environmental Review Committee issued a Determination of Non-Significance (DNS) for The Pines Preliminary Plat (Exhibit 21). A 14-day appeal period commenced on September 2, 2016 and ended on September 16, 2016. No appeals of the threshold determination were filed.
16. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
17. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (MD) on the City's Comprehensive Plan Map. The purpose of the MD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Policy L-3:</b> Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	<b>Goal L-H:</b> Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and physical activity, builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.
✓	<b>Goal L-I:</b> Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> <li>• Development of new single-family neighborhoods on large tracts of land outside the City Center,</li> <li>• Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.</li> </ul>
✓	<b>Goal L-BB:</b> Maintain a high quality of life as Renton grows by ensuring that new

	development is designed to be functional and attractive.
✓	<b>Goal L-FF:</b> Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	<b>Policy L-49:</b> Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	<b>Policy L-51:</b> Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.
✓	<b>Policy L-56:</b> Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City's identity, preserve property values, and visually define the community and neighborhoods.

18. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis			
✓	<p><b>Density:</b> The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: The onsite deductions for public streets and access easements are 27,023 square feet. This deduction results in a 1.83 net acre site. Net density for the 14-lot proposal is 7.65 dwelling units per acre (14 lots / 1.83 acres = 7.65 du/ac), which falls within the permitted density range for the R-8 zone.</i></p>			
✓	<p><b>Lot Dimensions:</b> The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-14</p>			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	5,001	61.14	81.79
	Lot 2	5,001	61.14	81.79
	Lot 3	5,001	61.14	81.79
	Lot 4	5,001	61.14	81.79
	Lot 5	5,201	56.24	81.79
	Lot 6	5,201	56.24	81.79
	Lot 7	5,000	62.28	81.82
Lot 8	5,002	60.00	81.82	

	Lot 9	5,001	61.14	81.79
	Lot 10	5,001	61.14	81.79
	Lot 11	5,001	61.14	81.79
	Lot 12	5,001	61.14	81.79
	Lot 13	5,001	61.14	81.79
	Lot 14	5,001	61.14	81.79
	<i><b>Staff Comment:</b> All proposed lots within the proposed preliminary plat are interior lots. As provided in the lot dimensions table above, all lots meet the requirements for minimum lot size, width, and depth.</i>			
<b>Compliant if conditions of approval are met</b>	<p><b>Setbacks:</b> The required setbacks in the R-8 zone are as follows: front yard is 20 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p> <p><i><b>Staff Comment:</b> The minimum required setbacks are shown for all lots with the exception of the front yards of lots 5 and 6, which contain 15-foot front yard setbacks. The applicant is proposing to vary front yard setbacks to comply with Residential Design and Open Space Standards RMC 4-2-115E1. See FOF 19 for staff recommended condition of approval. Averaging front yard setbacks is permitted via RMC 4-2-110D31.</i></p>			
<b>Compliance not yet demonstrated</b>	<p><b>Building Standards:</b> The R-8 zone has a maximum building coverage of 50% and a maximum impervious surface coverage of 65%. In the R-8 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height. If the height of wall plates on a building are less than the states maximum the roof may project higher to account for the difference, yet the combined height of both features shall not exceed the combined maximums. Common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., roofs pitched less than 4:12, decks, railings, etc.) may extend up to six (6) vertical feet above the maximum wall plate height if the projection is stepped back one-and-a-half (1.5) horizontal feet from each minimum building setback line for each one (1) vertical foot above the maximum wall plate height.</p> <p>Wall plates supporting a primary roof surface that has only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><i><b>Staff Comment:</b> Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>			
<b>Compliant if conditions of approval are met</b>	<p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or</p>			

	<p>no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment: The applicant's proposed landscape plan (Exhibit 16) includes an 8-foot wide planting strip, a 5-foot wide sidewalk and a 0.5-foot wide curb. A final detailed landscape plan must be submitted and approved prior to issuance of the street and utility construction permits.</i></p> <p><i>The landscape plan proposes 56 new trees including various maple, flowering pear and cherry, and western red cedar. Deciduous trees are to be planted with 1.5-inch caliper and the western red cedar will have a minimum height of 6-feet at time of planting.</i></p> <p><i>The applicant is proposing a 1,020 square foot landscape tract at the dead end of the new residential street. The tract will include trees, shrubs, groundcover, and mulch. All proposed vegetation within the tract is identified as drought tolerant in the landscaping plan plant schedule.</i></p> <p><i>Additional trees, shrubs, and groundcover are proposed to augment the Tree Retention Tract A and eastern perimeter planting within Stormwater Tract D. All proposed vegetation within these tracts has also been identified as drought tolerant. No vegetation other than lawn is shown for the remainder of Tract D. Therefore, as a condition of approval, a final landscaping plan shall be submitted that provides a landscaping strip 15-feet in width surrounding the drainage tract as required by RMC 4-4-070H6. Additionally, during the required neighborhood meeting (Exhibit 24) there was concern regarding children playing within the tract abutting Monroe Ave NE without a barrier. Therefore, staff recommends as a condition of approval, a final landscaping plan shall be submitted that provides a berm at least three (3) feet in height along the Monroe Ave NE frontage to provide a physical barrier in addition to the landscaping noted above.</i></p> <p><i>The ownership and maintenance of the landscaping within the tracts will be shared equally with all property owners within the subdivision. Therefore, as a condition of approval, the applicant shall create a Home Owners Association ("HOA") that provides maintenance and ownership responsibility for the landscaping within Tracts A, C, &amp; D. A draft HOA document has been submitted as part of the application. A final HOA document shall be submitted to, and approved by, the City of Renton Current Planning Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.</i></p>
<p><b>Compliant if condition of approval is met</b></p>	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches ( 18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have</p>

	<p>been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u><i>Staff Comment:</i></u> <i>The applicant submitted a Tree Retention Worksheet (Exhibit 23), Arborist report (Exhibit 12) and Tree Cutting and Land Clearing Plan (Exhibit 11) with the project application. Each of these documents identifies 57 trees on the subject property. Of these 57 trees, 15 are located within the proposed new residential street right-of-way or within the right-of-way frontage improvements that will be provided along Monroe Ave NE. The arborist report has also identified 17 trees that are non-viable or otherwise dead, diseased, or dying. This results in 25 significant trees subject to the 30 percent retention standard.</i></p> <p><i>The applicant's Tree Cutting and Land Clearing Plan proposes to retain a total of 9 significant trees or 36 percent of the subject property's significant trees. A Tree Retention Tract (Tract A) is proposed along the Monroe Ave NE frontage that will contain eight (8) trees and proposed lot 5 will retain one (1) tree along its northern boundary.</i></p> <p><i>The Tree Cutting and Land Clearing Plan and Conceptual Road and Grading Plan (Exhibit 4) shows grading work within the drip line of offsite trees abutting the subject property, which does not comply with protection measures during construction set forth in RMC 4-4-130H9a. Therefore, as a condition of approval, the applicant shall revise the Conceptual Road and Grading Plan to include the tree protection measures for offsite trees pursuant to RMC 4-4-130H9.</i></p> <p><i>The Landscape Plan (Exhibit 16) identifies two new trees for each proposed lot to comply with minimum tree density standards.</i></p> <p><i>The Landscape Plan does not identify the required measures for protection of the trees within the Tree Protection Tract as identified in RMC 4-4-130H2. Therefore, as a condition of approval, the applicant shall provide a final landscaping plan that provides details of split-rail fencing around the tract and signage identifying the tract as tree protection.</i></p> <p><i>The applicant is required to provide language in the HOA documents for shared ownership of Tract A with shared responsibility for maintaining and protecting the trees within the tract.</i></p> <p><i>The applicant shall provide a note on the face of the final plat and record a covenant concurrently with the final plat with all lots within the subdivision the following: "MAINTENANCE RESPONSIBILITY: All owners of lots created by or benefiting from this City action are responsible for maintenance and protection of the tree protection tract. Maintenance includes ensuring that no alterations occur within the tract and that all vegetation remains undisturbed unless the express written authorization of the City has been received."</i></p>
✓	<p><b>Parking:</b> Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p>

	<p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><i>Staff Comment: Sufficient area exists on each lot to accommodate off-street parking for a minimum of two (2) vehicles. This is typically achieved by providing a two (2) car garage for each single family home. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</i></p>
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19. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

<b>Compliant if condition of approval is met</b>	<p><b>Lot Configuration:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or</li> <li>2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or</li> <li>3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.</li> </ol> <p><i>Staff Comment: The applicant has proposed to implement option #3. Lots 5 and 6 contain front yard setbacks of 15-feet. Lots 7 and 8 contain front yard setback of 25-feet. The option requires the variation to occur for at least one (1) lot for every four (4) abutting street fronting lots. Lots 1-4 and 10-14 do not contain any variation and therefore do not meet the every four (4) abutting requirement. Therefore, as a condition of approval, the applicant shall revise the Preliminary Plat (Exhibit 2) to provide a front yard setback variation for at least one (1) lot for every four (4) abutting street fronting lots and the setbacks shall be provided on the face of the plat.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Garages:</b> One of the following is required; the garage is:</p> <ol style="list-style-type: none"> <li>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> <li>2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> <li>3. Alley accessed, or</li> <li>4. Located so that the entry does not face a public and/or private street or an access easement, or</li> <li>5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or</li> <li>6. Detached.</li> </ol>

	<p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Primary Entry:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> <li>2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Façade Modulation:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or</li> <li>2. At least two feet (2') offset of second story from first story on one street facing facade.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Windows and Doors:</b> Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>N/A</b>	<b>Scale, Bulk, and Character:</b> N/A
<b>Compliance not yet demonstrated</b>	<p><b>Roofs:</b> One of the following is required for all development:</p> <ol style="list-style-type: none"> <li>1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>2. Shed roof.</li> </ol> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Eaves:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> <li>2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Compliance not yet</b>	<p><b>Architectural Detailing:</b> If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight</p>

<b>demonstrated</b>	<p>inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or</li> <li>2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Compliant if condition of approval is met</b>	<p><b>Materials and Color:</b> For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or</li> <li>2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").</li> </ol> <p><u>Staff Comment:</u> <i>For staff to determine if abutting homes within the subdivision are different colors prior to individual building permit applications for each lot, staff recommends as a condition of approval that a plat layout color palette for each new single family home be submitted to the Current Planning Project Manager for review and approval prior to plat recording.</i></p>

20. **Modification Analysis:** The applicant is requesting the following modifications from RMC 4-6-060:

- Modification Request 1: RMC 4-6-060.F.2: Reduction in pavement width on Monroe Avenue NE (minor arterial) from 54-feet to approximately 44-feet and a reduction in sidewalk width from 8-feet to 5-feet.
- Modification Request 2: RMC 4-6-060.H.2: Allow hammerhead turnaround, in lieu of a cul-de-sac, on a dead end street that is greater than 300 feet in length (Road A).
- Modification Request 3: RMC 4-6-060.J.1: Allow the use of a shared driveway in a subdivision with ten (10) or more lots.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250, if all conditions of approval are met. Therefore, staff is recommending approval of the three (3) requested modifications, subject to conditions as noted below:

Compliance	Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><u>Staff Comment:</u></p> <p><u>Modification Request 1 Monroe Ave NE:</u> <i>The Land Use Element has applicable policies</i></p>

	<p><i>listed under a separate section labeled Promoting a Safe, Healthy, and Attractive Community. These policies address walkable neighborhoods, safety and shared uses. The intent of the policies is to promote new development with walkable places that support grid and flexible grid street and pathway patterns, and are visually attractive, safe, and healthy environments. The requested street modification is consistent with these policy guidelines.</i></p> <p><u>Modification Request 2 Road A:</u> <i>The Land Use Element provides policies to support compact urban development, maximize land use efficiency, and encourage infill development of single-family units. The requested hammerhead road modification provides more developable area for the subject property as the required cul-de-sac turnaround is more than 50-percent of the subject property's total width. The modification would allow the proposal to achieve a density near eight (8) dwelling units per net acre, which is consistent with the Renton Land Use Plan's Residential Medium Density and Residential -8 Zone. The requested hammerhead turnaround modification is consistent with these policy guidelines.</i></p> <p><u>Modification Request 3 Shared Driveway:</u> <i>The Land Use Element contains goals and policies for functional and attractive development, promotion of active transportation, and creating a variety of single-family development types. The shared driveway modification would provide two (2) of the subdivision's ability to incorporate side access to the lots. This option allows for homes along the street to emphasize porches, windows, and other architectural features instead of garages. Additionally, the shared driveway would result in the reduction of curb cuts along the new residential street, which reduces pedestrian vehicle conflicts. The requested street modification is consistent with these policy guidelines.</i></p>
<b>Compliant if Conditions of Approval are Met</b>	<p><b>b.</b> Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><u>Staff Comment:</u></p> <p><u>Modification Request 1 Monroe Ave NE:</u> <i>Monroe Avenue NE is a minor arterial street with an existing right of way width of 60-feet. RMC 4-6-060.F.2 requires that the Monroe Avenue NE have 27-feet of pavement from the centerline (two 11-foot travel lanes and a 5-foot bike lane), 0.5-foot curb/gutter, 8-foot planter strip, 8-foot wide sidewalk, and a 2-foot clear width from back of sidewalk to the right of way.</i></p> <p><i>The City's Public Works Transportation Division and Community and Economic Development Engineering Division reviewed Monroe Avenue NE along with the surrounding area and recommend that the existing curb line remain in place to maintain the appearance and functionality of this dedicated bike route. A modified Minor Arterial street (as recommended for approval) will require 22-feet of pavement from the centerline (half of a 12-foot turn lane, 11-foot travel lane, and a 5-foot bike lane), 0.5-foot curb/gutter, 8-foot planter strip, and a 5-foot wide sidewalk. The existing curb and gutter is approximately 22-feet from the existing right of way which will require a right-of-way dedication of 5.7-feet. Therefore, as a condition of approval, a revised paving plan identifying this street section shall be submitted to and approved by the Plan Reviewer prior to construction permit approval.</i></p> <p><u>Modification Request 2 Road A:</u> <i>Road A is a residential street that is approximately 490-feet long (or 375-feet from to the center of the turnaround), as measured from the existing curb line of Monroe Avenue NE to the east terminus of Road A. RMC 4-6-</i></p>

	<p>060.H.2 requires that roadways greater than 300-feet are required to provide a cul-de-sac. A cul-de-sac turnaround with a required right of way diameter of 110-feet would be more than fifty percent of the total property width (property width is 216-feet) significantly reducing the viability of the property. The City's Community and Economic Development Engineering Division and the Renton Fire Authority (Exhibit 23) have reviewed the project and recommend approval of the modification to allow a hammerhead turnaround be utilized for Road A. Staff recommends, as a condition of approval, concurrence of the Renton Fire Authority condition of allowing a hammerhead turnaround with the requirement that all future homes be required to have an approved residential fire sprinkler system thereby providing the needed fire protection while maintaining project viability and density.</p> <p><u>Modification Request 3 Shared Driveway:</u> The shared driveway for lots 5 and 6 is proposed as an alternative to the preferred alley access street pattern within the R-8 zone. RMC 4-6-060.J.1 notes that shared driveways may only be used within plats of four or less lots. The location and orientation of the proposed shared driveway off of the north end of the hammerhead turnaround can function similar to an alley as it is able to provide side access to the lots. The shared driveway provides a pedestrian safety benefit as lots 5 and 6 will not have curb cuts for their individual driveways along the residential street. Fewer driveways along the sidewalk results in fewer opportunities for pedestrian vehicle conflicts. The width of the subject property limits the use of an alley configuration and therefore staff recommends approval of the shared driveway concurrent with the hammerhead turnaround with a condition of approval that the front of the future homes on lots 5 and 6 be oriented to the new residential street with garages located on the side or rear of the homes and access to lots 5 and 6 is limited to the shared driveway.</p> <p>If all conditions of approval are met staff for the three (3) proposed modifications, staff concurs the proposed modifications would meet the objectives of function and maintainability intended by the code requirements.</p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u></p> <p><u>Modification Request 1 Monroe Ave NE:</u> Should the requested modification be approved, it would not be injurious to other properties within the vicinity of the subject site. Monroe Avenue NE would maintain the existing curb and gutter and provide increased pedestrian safety by adding a sidewalk along the property frontage.</p> <p><u>Modification Request 2 Road A:</u> The hammerhead turnaround will not be injurious to other properties in the vicinity as it is internal to the proposed property.</p> <p><u>Modification Request 3 Shared Driveway:</u> The shared driveway modification is an internal aspect of the proposed subdivision affecting two (2) lots and therefore will not be injurious to other properties in the vicinity.</p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><u>Staff Comment:</u></p> <p><u>Modification Request 1 Monroe Ave NE:</u> The intent and purpose of the code is met as the modified street section would provide newly constructed street frontage improvements while providing continuity to the surrounding transportation system.</p> <p><u>Modification Request 2 Road A:</u> The intent and purpose of the code is met as the</p>

	<p><i>hammerhead turnaround (as conditioned) would provide adequate emergency access and allow for the appropriate level of residential density to be achieved.</i></p> <p><u>Modification Request 3 Shared Driveway:</u> <i>The intent and purpose of the code is met as the shared driveway would provide two (2) of the proposed lots the ability to utilize side vehicle access and mimic an alley load. Alley access is the preferred street pattern for the R-8 zone.</i></p>
✓	<p><b>e.</b> Can be shown to be justified and required for the use and situation intended; and <u>Staff Comment:</u></p> <p><u>Modification Request 1 Monroe Ave NE:</u> <i>The modification is justified and required as maintaining the existing curb line provides functionality and appearance of the dedicated bike route.</i></p> <p><u>Modification Request 2 Road A:</u> <i>The modification is justified and required for the use as the hammerhead turnaround (as conditioned) provides the developable area needed to achieve density standards.</i></p> <p><u>Modification Request 3 Shared Driveway:</u> <i>The modification is justified and required for use as it provides the ability to utilize side vehicle loading for two (2) lots within a subdivision that is not conducive to alley street pattern due to size.</i></p>
✓	<p><b>f.</b> Will not create adverse impacts to other property(ies) in the vicinity. <u>Staff Comment:</u></p> <p><u>Modification Request 1 Monroe Ave NE:</u> <i>Should the requested modification be approved, it would not create adverse impacts to other properties within the vicinity. Monroe Avenue NE would maintain the existing curb and gutter and provide increased pedestrian safety by adding a sidewalk along the property frontage.</i></p> <p><u>Modification Request 2 Road A:</u> <i>The hammerhead turnaround will not create adverse impacts to other properties in the vicinity as it is internal to the proposed subject property.</i></p> <p><u>Modification Request 3 Shared Driveway:</u> <i>The shared driveway modification is an internal aspect of the proposed subdivision affecting two (2) lots and therefore will not create adverse impacts to other properties in the vicinity.</i></p>

21. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p><b>Access:</b> Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> <i>With the exception of lots 5 and 6, all lots would have access to a public street. Lots 5 and 6 would gain access to the public street via a shared driveway per Modification Request 3 referenced in FOF 20. Alley access is the preferred street pattern for all new residential development outside the Residential Low Density land use</i></p>

	<p><i>designation. The width of the proposed subdivision is not conducive to alley access for all lots. The proposed shared driveway extending from the hammerhead turnaround mimics alley access for lots 5 and 6. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</i></p>
✓	<p><b>Blocks:</b> Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> <i>The width of the subject property limits the ability to meet this requirement in its entirety. The proposed lots north of the new Road A and existing abutting northern properties will result in a two tier lot block. Proposed lots south of the new Road A will not have sufficient width for another two block tier without the redevelopment of abutting properties.</i></p>
Compliant if condition of approval is met	<p><b>Lots:</b> The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><u>Staff Comment:</u> <i>Lots are rectangular in shape and comply with size and dimensional requirements. With the condition of approval that lots 5 and 6 provide side or rear loading (see Modification 3 FOF 20), all lots within the proposed subdivision will be oriented to the new residential street. Proposed lot 7 contains 44-feet of frontage width and proposed lot 8 contains 40 feet of frontage. Both frontages are at least 80 percent of their required 50-foot lot width.</i></p>
✓	<p><b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> <i>Primary access to the site would be provided via a new public residential access street from Monroe Ave NE. Frontage improvements along Monroe Ave NW, a minor arterial, would be provided in a modified condition as referenced in FOF 20 Modification Request 1, which includes a pavement width of 22 feet, 8 foot planting strips, 5 foot sidewalks, and 0.5 foot curb. This modified street section would require 5.7-feet of right-of-way dedication. The Generalized Utilities Plan (Exhibit 6) identifies four (4) pedestrian ramps along Monroe Ave NE facing west into the vehicle travel lane with no marked pedestrian crossing. Therefore, as a condition of approval, the applicant shall revise the all plan sheets to remove these pedestrian ramps.</i></p> <p><i>Road A is a proposed residential public street with 26-feet of pavement width and gutter, 0.5-foot curb, 8-foot planter, and 5-foot sidewalk on both sides within a 53-foot right of way. Pavement width allows for parking on one side with the exception of any area needed for the Fire Department turnaround needs.</i></p> <p><i>The applicant has proposed modifications to the residential street that would allow a hammerhead turnaround as an alternative to the code required cul-de-sac for dead end streets 300 to 500-feet in length. Staff supports this modification as provided in FOF 20 Street Modification Request 2 with the Fire Department's condition that fire sprinklers be provided in all homes within the proposed subdivision.</i></p> <p><i>The third modification to allow a shared driveway to extend from the hammerhead turnaround is also supported by staff as provided in FOF 20 Street Modification Request</i></p>

	<p>3. This modification allows two of the lots to be side or rear loaded, which is the preferred vehicular access option for R-8 zoned properties and reduces the amount of curb-cuts along proposed Road A.</p> <p>The applicant has submitted a Vehicle Trip Memorandum (Exhibit 17) that indicates the proposed 14-lot subdivision would generate 114 new trips per weekday, with 9 of those trips generated during the AM peak hour (2 in, 7 out) and 12 during the PM peak hour (8 in, 4 out). The project has passed the City of Renton Traffic Concurrency Test (Exhibit 25). No sight distance limitations have been identified at the intersection of proposed Road A and Monroe Ave NE</p> <p>It is not anticipated that the proposed project would adversely impact the City of Renton's street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.</p> <p>Street lighting is required per RMC 4-6-060I. All street lighting would be required to meet current city standards. Lighting plans were not submitted with the land use application and would be reviewed during the construction utility permit. A lighting plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.</p>
✓	<p><b>Relationship to Existing Uses:</b> The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The subject property is bordered by single-family homes around all sides of the property. The properties surrounding the subject site are residential medium density and are designated R-8 on the City's zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development.</p>

**22. Availability and Impact on Public Services:**

Compliance	Availability and Impact on Public Services Analysis
✓	<p><b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p><b>Schools:</b> It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Highlands Elementary, Dimmitt Middle School and Renton High School. Any new students from the proposed development would be bussed to middle and high schools. The stops are located at Monroe Ave NE and NE6th Pl. and Olympia Ave NE and NE 10<sup>th</sup> Lane, respectively. Students are within walking distance of Highlands Elementary. The proposed project includes the installation of frontage improvements along the Monroe Ave NE frontage, including sidewalks. Students would walk south on the west side of Monroe Ave NE to NE 7<sup>th</sup> St. and proceed west to Harrington Ave NE and then proceed north to Highlands Elementary. There are existing sidewalks on at least one side of each walking route with the exception of the Renton High School bus stop stretch along Olympia Ave NE between NE 10<sup>th</sup> St. and NE 10<sup>th</sup> Ln. which is classified as a residential</p>

	<p>access street containing an approximate 18-foot shoulder with typical residential lawns. Therefore, there are safe walking routes to Highlands Elementary and the school bus stops.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,643.00 per single family residence.</p>
✓	<p><b>Parks:</b> A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p><b>Storm Water:</b> An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: The existing properties do not contain stormwater facilities. There is an existing 24-inch stormwater main located in Monroe Ave NE. Based on the city's flow control map, the subject property is within the Peak Rate Flow Control Standard area matching Existing Site Conditions and is within the East Lake Washington Drainage Basin.</i></p> <p><i>The applicant submitted a Preliminary Technical Information Report (TIR) (Exhibit 10) and Drainage Control Plan (Exhibit 9). The TIR indicates the project is required to provide Level 2 Flow Control and Basic Water Quality Treatment. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core and special requirements have been discussed in the TIR.</i></p> <p><i>Stormwater improvements proposed to accommodate the new development will consist of a detention vault to provide flow control for the new and replaced impervious surfaces with a wetvault component that will provide the required Basic Water Quality. The vault shall be designed in accordance with the KCSWDM and the City of Renton Amendments to the manual. Separate structural plans will be required to be submitted for review and approval under a separate building permit for the detention and water quality vault. Special inspection from the building department is required.</i></p> <p><i>The TIR downstream analysis provided information along two different downstream paths. The analysis did not indicate any existing or potential drainage problems on either path.</i></p> <p><i>The geotechnical study indicated the site's Vashon glacial till soil is not an ideal geologic feature to accommodate infiltration. Infiltration capacity is considered extremely minimal. The geotechnical study also provided vault design recommendations, which should be supported on competent native soil or crushed rock placed atop competent native soil.</i></p> <p><i>The sizing and design of the proposed flow control facilities would be reviewed for compliance with the adopted 2009 King County Surface Water Design Manual and City of Renton amendments with the utility permit.</i></p>
✓	<p><b>Water:</b> The subject property is within the City of Renton's water service area in the Highlands 565 hydraulic zone. There is an existing 10-inch water main in Monroe Ave NE that can deliver 3,800 gpm. The static water pressure is approximately 75 psi at the 390-foot ground elevation.</p> <p><i>The proposed water main improvements as shown in the Generalized Utility Plan (Exhibit 6) and Road Profile and Details (Exhibit 5) provide a conceptual plan for the</i></p>

	<p><i>water main extension. The proposed subdivision will be required to install a minimum 8-inch water main extension into the development connecting to the existing 10-inch water main in Monroe Ave NE.</i></p> <p><i>Each proposed lot shall have a separate meter. The project proposes a 1 inch water service line and meter to each lot, for a total of fourteen (14) new domestic water service lines and meters. The total water SDC fee is \$38,940.00 for (14) 1 inch meters including a credit of (2) ¾ inch meters. This is payable at construction permit issuance.</i></p> <p><i>Water service installation charges for each proposed 1 inch water service is \$2,850.00 per meter. The total water service installation fee is \$39,900.00 for (14) 1 inch meters. This is payable at construction permit issuance. Drop in meter fee is \$460.00 per meter. The total water drop in meter fee is \$6,440.00 for (14) 1 inch meters. This is payable at issuance of the building permit.</i></p>
✓	<p><b>Sanitary Sewer:</b> <i>The subject property is within the City of Renton's sewer service area. There is a 12-inch sewer main located in Monroe Ave NE and an 8-inch sewer main located along the east property line of 850 Monroe Ave NE.</i></p> <p><i>The proposed sewer main improvements as shown on the Generalized Utility Plan (Exhibit 6) and Road Profile and Details (Exhibit 5) provide a conceptual plan for the sewer main extension. The proposed subdivision will be required to install a minimum 8-inch sewer main extension into the development connecting to the existing 12-inch sewer main located in Monroe Ave NE. If not already existing, an easement will be required for the sewer main along the east property lines.</i></p> <p><i>All existing side sewers will be required to be cut and capped during demolition of the properties. New side sewers shall be installed to serve each individual property. A redevelopment credit of the wastewater system development charges in the amount of \$2,242.00 will be applied to each of the (2) existing meters to 850 and 870 Monroe Ave NE if they are abandoned and capped at the main line.</i></p>

#### **I. CONCLUSIONS:**

1. The subject site is located in the Residential Medium Density (MD) Comprehensive Plan designation and complies with the goals and policies established with this designation provided all conditions of approval are met, see FOF 17.
2. The subject site is located in the Residential – 8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 18.
3. The proposed plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 19.
4. The proposed plat complies with Modification Criteria, specifically Modification Request 1 Monroe Ave NE, provided the applicant complies with City Code and conditions of approval, see FOF 20.
5. The proposed plat complies with Modification Criteria, specifically Modification Request 2 Road A, provided the applicant complies with City Code and conditions of approval, see FOF 20.
6. The proposed plat complies with Modification Criteria, specifically Modification Request 3 Shared Driveway, provided the applicant complies with City Code and conditions of approval, see FOF 20.
7. The proposed plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 21.

8. The proposed plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 21
9. There are safe walking routes to school and the school bus stop, see FOF 22.
10. There are adequate public services and facilities to accommodate the proposed plat, see FOF 22.

**J. RECOMMENDATION:**

Staff recommends approval of The Pines Preliminary Plat and three (3) modifications for Monroe Ave NE, Road A, and shared driveway, File No. LUA16-000413, as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall provide a final detailed landscaping plan compliant with RMC 4-8-120D at the time of Utility Construction Permit review that provides 15-feet of landscaping surrounding stormwater Tract D. The vault may encroach into the landscaping screen, provided the landscaping can still be planted on top of the vault. The final landscaping plan shall be approved prior to Utility Construction Permit issuance. All tract landscaping shall be installed and inspected prior to plat recording.
2. The applicant shall provide a final landscaping plan for review and approval by the Current Planning Project Manager at the time of Utility Construction Permit review that provides a berm within the 15-foot landscaping screen in stormwater Tract D along the Monroe Ave NE frontage. The final landscaping plan shall be approved prior to Utility Construction Permit issuance. The berm shall be installed and inspected prior to plat recording.
3. The applicant shall be required to create a homeowner's association for the shared maintenance and responsibility of the shared tracts and all other shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for the review and approval by the City Attorney and Property Services section prior to the recording of the final plat. The HOA documents shall be recorded concurrently with the final plat.
4. The applicant shall provide a Road and Grading Plan for review and approval by the Current Planning Project Manager at the time of Utility Construction Permit review that provides tree protection measures identified in RMC 4-4-130H9 for offsite trees with drip lines that are within the subject property.
5. The applicant shall provide a final landscaping plan for review and approval by the Current Planning Project Manager at the time of Utility Construction Permit review that provides details of split-rail fencing around Tree Retention Tract A and signage identifying the tract as tree protection. Split-rail fencing and signage shall be installed and inspected prior to final plat recording.
6. The applicant shall revise the Preliminary Plat for review and approval by the Current Planning Project Manager at the time of Utility Construction Permit review that provides a front yard setback variation for at least one (1) lot for every four (4) abutting street fronting lots and the varied setbacks shall be provided as a note on the face of the plat.
7. The applicant shall provide a plat layout color palette for the new single family homes for review and approval by the Current Planning Project Manager prior to plat recording.
8. The applicant shall provide a revised paving plan for review and approval by the Current Planning Project Manager, at the time of Utility Construction Permit review identifying the modified Monroe Ave NE street section, as approved through Modification Request 1.
9. All future homes within the subdivision shall have a fire sprinkler system approved by the Renton Fire Authority.

10. The applicant shall provide a note on the face of the plat restricting access for lots 5 and 6 to the shared driveway. The front of the future homes on lots 5 and 6 shall be oriented to the new residential street (Road A) with garages located on the side or rear of the homes.
11. The applicant shall submit revised plans for review and approval by the Current Planning Project Manager at the time of Utility Construction Permit review removing the four (4) pedestrian ramps facing east along Monroe Ave NE.